

Messrs. Julius G. Maurer, et al. etc.
Page 2

12
2/17/57

(1) The sum of Two Hundred Dollars paid on behalf of C. Philip Nichols (one of the undersigned) on or about December 2, 1953, to John W. Farrell, attorney, in connection with a proposed purchase by said C. Philip Nichols, be credited on said purchase price.

(2) An additional deposit or payment of One Hundred Dollars on account of the purchase price accompanies this offer.

(3) The balance of Fifteen Hundred Dollars to be paid upon ratification of sale by the Circuit Court of Baltimore City.

(4) Title to be good and merchantable.

(5) Taxes and other public charges to be adjusted to date of settlement.

(6) The property is presently subject to a tenancy at \$15.00 per month; rent to be adjusted to date of settlement.

(7) The cost of revenue stamps to be divided equally.

(8) In the event title is not good and merchantable, the sum of One Hundred Dollars mentioned in paragraph (2) shall be refunded, and you shall have no further liability to us or either of us.

15/ C. Philip Nichols
C. Philip Nichols

15/ Hilda L. Nichols
Hilda L. Nichols

Accepted:

Julius G. Maurer

Harry E. Silverwood

William A. Fisher, Jr.
Trustees